2009 International Building Code (IBC)
City of Norman and State of Oklahoma-Uniform Building Code Council Amendments

** Note to users of this code: Please review the City of Norman (CoN) amendments and State of Oklahoma (OK) amendments listed below (10 pages total) before viewing the code and consider the amendments as they pertain to your area of interest. Feel free to contact a member of the City's Development Services Division if you have any questions about the code or any of the amendments.**

ARTICLE II. BUILDING CODE

Sec. 5-201. Adoption of the 2009 International Building Code as amended and modified by the Uniform Building Code Commission pursuant to 59 O.S. § 1000.23 and all amendments, additions, and deletions thereto as identified below:

(a) Except as otherwise provided in this article, the 2009 International Building Code as amended and modified by the Uniform Building Code Commission pursuant to 59 O.S. § 1000.2 (hereinafter referred to as the Building Code) is hereby incorporated into the Code of the City with the same force and effect as if fully set out in this subsection.

(b) The Building Code shall not become effective until at least three (3) copies thereof have been filed in the office of the City Clerk for examination by the public.

Sec. 5-202. Appendices to the 2009 International Building Code as amended and modified by the Uniform Building Code Commission pursuant to 59 O.S. § 1000.2.

Adoption includes ONLY the following Appendix:

(1) Appendix G regarding Flood-Resistant Construction.

Sec. 5-203. Amendments to the Building Code.

(a) Amend, delete or substitute within the following sections as indicated:

(1) Delete the Preamble referenced in Title 748:20-1-6 from the International Building Code as amended and modified by the Uniform Building Code Commission pursuant to 59 O.S. § 1000.2.

(2) Chapter 1, Section 103, DEPARTMENT OF BUILDING SAFETY and Section 103.1, Creation of enforcement agency – Replace "*Department of Building Safety*" with "*Development Services Division*";

(3) Chapter 1, Section 105.2 Building 1. - Replace "*120 square feet*" with "*108 square feet*" and delete reference to meters;

(4) Chapter 1, Section 105.2 Building 2. - Replace "*6 feet high"* with *"8 feet high"*;

(5) Chapter 1, Section 105.2 Building 4.- Delete retaining wall reference and replace with "Retaining walls shall be permitted and built per the City of Norman Engineering Standards, as amended.";

(6) Chapter 1, Section 110.3.5 Delete "*Lath and gypsum board inspection"* and accompanying text and replace with *"Insulation inspection"*~~;~~. Insulation Inspections shall occur after Framing, Mechanical, Electrical, and Plumbing Rough In inspections are approved and before the installation of any wall coverings.";

OK:748:20-1-7. IBC® Chapter 2 Definitions

Chapter 2 of the IBC® 2009 is adopted with the following modification: The definition of the word "Repair" has been modified to further define a repair to include repair to any build or structure regardless of the classification of the building as a new or existing building. The definition has been modified to read: The reconstruction or renewal (restoration to good or sound condition) of any part of any building for the purpose of its maintenance.

OK:748:20-1-8 IBC® Chapter 3 Use and Occupancy Classification

Chapter 3 of the IBC® 2009 is adopted with the following modification: Section 310.1 Residential Group R has been modified to provide clarification between the IBC® 2009 and the International

Residential Code® 2009 when R-1 and R-2 classifications are constructed as R-3 classification. The section has been modified to read:

(1) R-1 Residential occupancies containing sleeping units where the occupants are primarily transient in nature including: Boarding houses (transient), Hotels (transient), Motels (transient), Congregate living facilities (transient) with 10 or fewer occupants are permitted to comply with the construction requirements for Group R-3, except as otherwise provided for in this code, or shall comply with the International Residential Code®, provided the building is protected by an automatic sprinkler system installed in accordance with Section 903.2.8.

(2) R-2 Residential occupancies containing sleeping units or more than two dwelling units where the occupants are primarily permanent in nature including: Apartment houses, Boarding houses (non-transient), Convents, Dormitories, Fraternities and sororities, Hotels (non-transient), Live/work units, Monasteries, Motels (non-transient), Vacation time share properties and Congregate living facilities with 16 or fewer occupants are permitted to comply with the construction requirements for Group R-3, except as provided for in this code, or shall comply with the International Residential Code®, provided the building is protected by an automatic sprinkler system installed in accordance with Section 903.2.8.

OK:748:20-1-9 IBC® Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Chapter 4 of the IBC® 2009 is adopted with the following modifications:

(1) Section 423.1 General has been revised to provide for alternative design and engineered methods without relying on jurisdictional interpretation. The

section has been modified to read: Section 423.1 General. In addition to other applicable requirements in this code, storm shelters shall be constructed in accordance with ICC-500, FEMA 320, FEMA 361 or other equivalent approved engineered system.

(2) Section 423.2 Definitions has been revised to modify the definition of a Storm Shelter to remove the specific reference to ICC-500 and to allow for alternative design and engineered methods listed in Section 423.1. This section has been modified to read: STORM SHELTER. A building, structure, or portion(s) thereof, constructed in accordance with the standards listed in Section 423.1 and designated for use during a severe wind storm event, such as a hurricane or tornado.

OK:748:20-1-10 IBC® Chapter 8 Interior Finishes

Chapter 8 of the IBC® 2009 is adopted with the following modification: Section 803.1.4. Acceptance criteria for textile and expanded vinyl wall or ceiling coverings tested to ASTM E 84 or UL 723 has been modified to include the word "either" before the two types of standards to provide clarification and prevent a different interpretation other than the intent of the code. This section has been modified to read: Section 803.1.4. Acceptance criteria for textile and expanded vinyl wall or ceiling coverings tested to ASTM E 84 or UL 723. Textile wall and ceiling covering and expanded vinyl wall and ceiling covering shall have a Class A flame spread index in accordance with either ASTM E 84 or UL 723 and be protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 3.3.1.2. Test specimen preparation and mounting shall be in accordance with ASTM E 2404.

OK:748:20-1-11 IBC® Chapter 9 Fire Protection Systems

Chapter 9 of the IBC® 2009 is adopted with the following modifications:

(1) Section 903.2.7 Group M has been modified to reword subsection 4 of this text to provide a reasonable limit for these occupancies and adequate protection without excessive burden on Group M occupancies with small areas of upholstered furniture and mattresses. This section has been modified to read: Section 903.2.7 Group M. An automatic sprinkler system shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

(A) A Group M fire area exceeds 12,000 square feet (1115 square meters).

(B) A Group M fire area is located more than three stories above grade plane.

(C) The combined area of all Group M fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 square meters).

(D) A Group M occupancy where the cumulative area used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 square meters).

(2) Section 903.6 Pump and riser room size has been added to the code to provide the designer clarification for maintenance clearances needed for these rooms. This section has been added to read: Section 903.6 Pump and riser room size. Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer with sufficient working room around the stationary

equipment. Clearances around equipment to elements of permanent construction, including other installed equipment and appliances shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire resistance-rated assembly. Fire Pump and automatic sprinkler riser room shall be provided with a door(s) and unobstructed passageway large enough to allow removal of the largest piece of equipment.

(3) Section 911.1.3 Size was modified to include an exception to make the fire command center smaller when approved by the fire code official. This section was modified to read: Section 911.1.3. Size. The room shall be a minimum of 200 square feet (19 square meters) with a minimum dimension of 10 feet (3048 mm). Exception: When approved by the fire code official the fire command center can be reduced in size to not less than a minimum of 96 square feet (9 square meters) with a minimum dimension of 8 feet (2438 mm).

OK:748:20-1-12 IBC® Chapter 10 Means of Egress

Chapter 10 of the IBC® 2009 is adopted with the following modifications:

(1) Section 1005.1 Minimum required egress width has been modified to include two more exceptions to modify egress width for all occupancies other than H and I-2 occupancies with sprinklers and a voice evacuation system. This section has been modified to read: Section 1005.1 Minimum required egress width. The means of egress width shall not be less than required by this section. The total width of means of egress in inches (mm) shall not be less than the total occupant load served by the means of egress multiplied by 0.3 inch (7.62 mm) per occupant for stairways and by 0.2 inch (5.08 mm) per occupant for other egress components. The width shall not be less than specified elsewhere in this code. Multiple means of egress shall be sized such that the loss of any one means of egress shall not reduce the available capacity to less than 50 percent of the required capacity. The maximum capacity required from any story of a building shall be maintained to the termination of the means of egress. Exceptions:

(A) Means of egress complying with Section 1028;

(B) For other than H and I-2 occupancies, the capacity, in inches, of means of egress stairways shall be calculated multiplying the occupant load served by such stairway by a means of egress capacity factor of 0.2 inches (5.1 mm) per occupant in buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

(C) For other than H and I-2 occupancies, the capacity, in inches, of means of egress components other than stairways shall be calculated multiplying the occupant load served by such component by a means of egress capacity factor of 0.15 inches (3.8 mm) per occupant in building equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and an emergency voice/alarm communication system in accordance with Section 907.5.2.2.

(2) Section 1022.1 Enclosures required has been modified to add an eighth exception to the code that will direct users to the correct reference for exemptions to

allowances for open stairs. This section has been modified to read: Section 1022.1 Enclosures required. Interior exit stairways and interior exit ramps shall be enclosed with fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 712, or both. Exit enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more and not less than 1 hour when connecting less than four stories. The number of stories connected by the exit enclosure shall include any basements but not any mezzanines. Exit enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours. Exit enclosures shall lead directly to the exterior of the building or shall be extended to the exterior of the building with an exit passageway conforming to the requirements of Section 1023, except as permitted in Section 1027.1. An exit enclosure shall not be used for any purpose other than means of egress. Exceptions:

(A) In all occupancies, other than Group H and I occupancies, a stairway is not required to be enclosed when the stairway serves an occupant load of less than 10 and the stairway complies with either Item 1.1 or 1.2. In all cases, the maximum number of connecting opening stories shall not exceed two.

(i) 1.1. The stairway is open to not more than one story above its level of exit discharge; or

(ii) 1.2. The stairway is open to not more than one story below its level of exit discharge.

(B) Exits in buildings of Group A-5 where all portions of the means of egress are essentially open to the outside need not be enclosed.

(C) Stairways serving and contained within a single residential dwelling unit or sleeping unit in Group R-1, R-2 or R-3 occupancies are not required to be enclosed.

(D) Stairways in open parking structures that serve only the parking structure are not required to be enclosed.

(E) Stairways in Group I-3 occupancies, as provided for in Section 408.3.8, are not required to be enclosed.

(F) Means of egress stairways as required by Sections 410.5.3 and 1015.6.1 are not required to be enclosed.

(G) Means of egress stairways from balconies, galleries or press boxes as provided for in Section 1028.5.1 are not required to be enclosed.

(H) Stairways complying with exception 3 or 4 of Section 1016.1 are not required to be enclosed.

(7) Chapter 12, INTERIOR ENVIRONMENT, – Add new "Section 1208.5 Urinal partitions. Each urinal utilized by the public or employees shall occupy a separate area with walls or partitions to provide privacy. The construction of such walls or partitions shall incorporate waterproof, smooth readily cleanable and nonabsorbent finish surfaces. The walls or partitions shall begin at a height not more than 12 inches from and extend not less than 60 inches above the finished floor surface. The walls or partitions shall extend from the wall surface at each side of the urinal a minimum of 18 inches or to a point not less than 6 inches beyond the outermost front lip of the urinal measure from the finished back wall surface, whichever is greater. Exceptions: 1. urinal partitions shall not be required in a single occupant or unisex toilet room with a lockable door. 2. Toilet rooms located in day care and

child care facilities and containing two or more urinals shall be permitted to have one urinal without partitions.";

(8) Chapter 12, INTERIOR ENVIRONMENT, – Add new "**Section 1208.6 Water closets, urinals, lavatories and bidets.** A water closet, urinal, lavatory or bidet shall not be set closer than 15 inches from its center to any side wall, partition, vanity or other obstruction, or closer than 30 inches center-to-center between adjacent fixtures. There shall be at least a 21-inch clearance in front of the water closet, urinal, lavatory or bidet to any wall, fixture or door. Water closet compartments shall not be less than 30 inches wide and 60 inches deep. (see Figure 405.3.1 of the IPC).";

OK: 748:20-1-13 IBC® Chapter 16 Structural Design

Chapter 16 of the IBC® 2009 is adopted with the following modifications:

(1) Section 1611.1 Design rain loads. This section has been modified to increase secondary drain size for short duration intensities. This section has been modified to read: 1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load of rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow. The design rainfall shall be based on two conditions: 1) the 100-year hourly rainfall rate indicated in Figure 1611.1; and 2) the 100-year, 5-minute duration rainfall rate of 10.2 inches per hour. Alternately, the 100-year, one-hour and 100-year, 5-minute duration rainfall rates may be determined from approved local weather data.

(2) Section 1612.2 Definitions. This section has been modified to change the definition of an Existing Structure to correlate with the changed definition in the IEBC® 2009. This section has been modified to read: EXISTING BUILDING OR EXISTING STRUCTURE see "Existing construction" for reference connotation and requirements related to a jurisdiction's flood plain management code, ordinance, or standard. Refer to 3402.1 for reference connotation related to the application of existing building code provisions as provided in Chapter 34, notwithstanding other flood plain management requirements within this code, such as but not limited to "substantial improvement."

OK:748:20-1-14 IBC® Chapter 18 Soils and Foundations

(a) Chapter 18 of the IBC® 2009 is adopted with the following modification: Section 1809.4 Depth and width of footings has been modified to provide an exception to the code for minor buildings such as small storage buildings to be constructed without expensive foundations and be mounted on skids and would apply to light gage metal or similar carports provided they are adequately anchored. This section has been modified to read: Section 1809.4 Depth and width of footings. The minimum depth of footings below the undisturbed ground surface shall be 12 inches (305 mm). Where applicable, the requirements of Section 1809.5 shall also be satisfied. The minimum width of footings shall be 12 inches (305 mm). Exception: Single story free-standing building meeting all of the following conditions shall be permitted without footings:

(1) Assigned to Occupancy Category 1, in accordance with Section 1604.5;

(2) Light-frame wood or metal construction;

(3) Area of 400 square feet (37 square meters) or less;
(4) Eave height of 10 feet (3048 mm) or less; and
(5) Building height of 15 feet (4575 mm) or less.
(b) Such buildings shall have an approved wooden floor, or shall be placed on a concrete slab having a minimum thickness of 3 1/2 inches (89 mm). Buildings shall be anchored to resist uplift as required by Section 1609.

(9) Chapter 29, PLUMBING SYSTEMS, Section 2901.1 Scope – Replace *"International Private Sewage Disposal Code"* with the "*most recent regulations adopted by the State of Oklahoma Department of Environmental Quality";*

OK: **748:20-1-15 IBC® Chapter 29 Plumbing Systems**
Chapter 29 of the IBC® 2009 is adopted with the following modifications:
(1) Table [P] 2902.1 Minimum number of required plumbing fixtures has been modified. It has been modified to add footnote "g" to number 2 (classification of business) and number 6 (classification of mercantile). The footnote will be added to the Other column of the table at the end of the service sink requirement. This section has been modified to read: [P] 2902.1 Minimum number of required plumbing fixtures. Footnote "g". For business and mercantile occupancies with an occupant load of 15 or fewer, service sinks shall not be required.
(2) Section 2902.2 Separate facilities. This section has been modified to change the occupant load in the third exception from 50 to 100 occupants. This section has been modified to read: Section [P] 2902.2 Separate facilities. Where plumbing fixtures are required, separate facilities shall be provided for each sex. Exceptions:
(A) Separate facilities shall not be required for dwelling units and sleeping units.
(B) Separate facilities shall not be required in structures or tenant spaces with a total occupant load, including both employees and customers, of 15 or less.
(C) Separate facilities shall not be required in mercantile occupancies in which the maximum occupant load is 100 or less.

(10) Chapter 29, PLUMBING SYSTEMS, Section 2902.1 Minimum number of fixtures – add "Exception: In occupancies other than assembly, business owners may elect to provide drinking water by a means other than a drinking fountain when the code calculated occupant load is 50 persons or less."

(11) Chapter 29, PLUMBING SYSTEMS, Section 2902.2 Separate facilities – add new exception "4. In occupancies other than assembly, business owners may elect to provide a single user accessible toilet facility when the code calculated occupant load is 50 persons or less."

(12) Chapter 31, Section 3106 MARQUEES, Section 3106.1 General- Add "All marquees shall require a Consent to Encroach approval by the City Council";

OK: **748:20-1-16 IBC® Chapter 32 Encroachments into the Public Right-of-Way**

Chapter 32 of the IBC® 2009 is adopted with the following modification: Section 3201.3 Other Laws has been modified to allow the authority having jurisdiction the ability in unusual circumstances to evaluate the risk of making an exception to a requirement in this chapter. This section has been modified to read: Section 3201.3 Other Laws. The provisions of this chapter shall not be construed to permit the violation of other laws or ordinances regulating the use and occupancy of public property or to prevent the holders of public right-of-way to grant special permission for encroachments in their rights-of-way greater than those permitted in Section 3202.

(13) Chapter 32, ENCROACHMENTS INTO THE PUBLIC RIGHT-OF-WAY, Section 3202.3 Encroachments 8 feet or more above grade- Add "Except for awnings and canopies, no encroachment shall be allowed without a Consent to Encroach approval by the City Council.";

(14) Chapter 33, SAFEGUARDS DURING CONSTRUCTION, Section 3306 Protection of Pedestrians, Section 3306.2 Walkways – Add "A permit must be obtained for all such walkways from the Department of Public Works."

(15) Chapter 34, EXISTING STRUCTURES, [EB] Section 3401 General, Section 3401.3 Compliance with other Codes- Replace "*International Private Sewage Disposal Code"* with the "*most recent regulations adopted by the State of Oklahoma Department of Environmental Quality";*

OK: 748:20-1-17 IBC® Chapter 34 Existing Buildings and Structures

Chapter 34 of the IBC® 2009 is adopted with the following modifications:

(1) Section 3402.1 Definitions has been modified to change the definition for an Existing Structure to correlate the language between the IBC® 2009 and the IEBC® 2009. This section has been modified to read: Section 3402.1 Definitions. EXISTING BUILDING OR EXISTING

STRUCTURE: A building or structure on which construction was begun at least ten (10) years prior to the date of adoption of this code by the State of Oklahoma [OR, ANY DATE MAY BE INSERTED BY A JURISDICTION THAT HAS THE LEGAL RIGHT TO DO SO, SUCH AS BUT NOT LIMITED TO COUNTIES AND MUNICIPALITIES].

(2) Section 3412.2 Applicability has been modified to correlate the language tween the IBC® 2009 and the IEBC® 2009. This section has been modified to read: Section 3412.2 Applicability. Existing buildings or existing structures on which construction was begun at least ten (10) years prior to the date of adoption of this code by the State of Oklahoma [OR, ANY DATE MAY BE INSERTED BY A JURISDICTION THAT HAS THE LEGAL RIGHT TO DO SO, SUCH AS BUT NOT LIMITED TO COUNTIES AND MUNICIPALITIES], in which there is work involving additions, alterations or changes of occupancy shall be made to comply with the requirements of this section or the provisions of Section 3401.5 or Sections 3404 through 3409. The provisions in Section 3412.2.1 through 3412.2.5 shall apply to existing occupancies that will continue to be or are proposed to be, in Groups

A, B, E, F, M, R, S and U. These provisions shall not apply to buildings with occupancies in Group H or I.

(16) Chapter 34, EXISTING STRUCTURES, [EB] Section 3403 Additions, Alterations or Repairs- Add at end of Section 3403.1 "The provisions of this code are not intended to limit the appropriate use of materials, appliances, equipment or methods of design or construction not specifically prescribed by this code, provided the building official determines that the proposed alternative materials, appliances, equipment or methods of design or construction are at least equivalent of that prescribed in this code in suitability, quality, strength, effectiveness, fire resistance, durability, dimensional stability, safety and sanitation. The building official may require that the evidence of proof be submitted to substantiate any claims that may be made regarding the proposed alternative."; and

(17) Chapter 34, EXISTING STRUCTURES, Section 3412.2 Applicability –Delete "on which construction was begun at least ten (10) years prior to the date of adoption of this code by the State of Oklahoma [OR, ANY DATE MAY BE INSERTED BY A JURISDICTION THAT HAS THE LEGAL RIGHT TO DO SO, SUCH AS BUT NOT LIMITED TO COUNTIES AND MUNICIPALITIES]"

OK: 748:20-1-18 IBC® Chapter 35 Referenced Standards

Chapter 35 of the IBC® 2009 is adopted with the following modifications:

(1) The reference to the International Existing Building Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IEBC-09 International Existing Building Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(2) The reference to the International Energy Conservation Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma by the State Fire Marshal until replaced by an adoption done through the Uniform Building Code Commission". This section has been modified to read: IECC-06 International Energy Conservation Code® as adopted and modified by the State of Oklahoma through the State Fire Marshal until replaced by an adoption done through the Uniform Building Code Commission.

(3) The reference to the International Fire Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IFC-09 International Fire Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(4) The reference to the International Fuel Gas Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IFGC-09 International Fuel Gas Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(5) The reference to the International Mechanical Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IMC-09 International Mechanical Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.

(6) The reference to the International Plumbing Code® has been modified to include after the title the words "as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission". This section has been modified to read: IPC-09 International Plumbing Code® as adopted and modified by the State of Oklahoma through the Uniform Building Code Commission.